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NCPC File No. Z.C. 10-28

**APR 10 2012**

Zoning Commission of the  
District of Columbia  
2<sup>nd</sup> Floor, Suite 210  
441 4<sup>th</sup> Street, NW  
Washington, D.C. 20001

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United States Senate  
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and Government Reform  
U.S. House of Representatives  
The Honorable Darrell Issa

Mayor  
District of Columbia  
The Honorable Vincent C. Gray

Chairman  
Council of the District of Columbia  
The Honorable Kwame R. Brown

**Executive Director**  
Marcel C. Acosta

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the proposed Consolidated Planned Unit Development and related map amendment from R-2 and C-1 to C-2-B at Square 3829, Lots 3, 4, 11, 22 and 820 would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta  
Executive Director

Enclosure

cc: Harriet Tregoning, Director, District of Columbia Office of Planning  
Anthony Hood, Chairman, Zoning Commission

ZONING COMMISSION  
District of Columbia  
CASE NO. 10-28  
EXHIBIT NO. 388



## Delegated Action of the Executive Director

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**PROJECT**  
**Consolidated Planned Unit Development and  
Related Map Amendment at Square 3829**  
9th and Monroe Streets, NE  
Washington, DC

**NCPC FILE NUMBER**  
Z.C. 10-28

**DETERMINATION**  
Approval of report to the Zoning  
Commission of the District of  
Columbia

**REFERRED BY**  
Zoning Commission of the District of Columbia

**REVIEW AUTHORITY**  
Advisory  
per 40 U.S.C. § 8724(a) and DC Code § 2-  
1006(a)

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The Zoning Commission of the District of Columbia has taken a proposed action to approve a Consolidated Planned Unit Development (PUD) and related map amendment for a development at the intersection of 9<sup>th</sup> and Monroe Streets, NE across from the Brookland-CUA Metrorail Station. The Brookland neighborhood is a mix of small scale residences and shops, moderate-scaled apartment buildings, and industrial properties. Square 3829 is bound by Monroe Street, NE to the north, 10<sup>th</sup> Street, NE to the east, Lawrence Street, NE to the south, and 9<sup>th</sup> Street, NE to the west. The Colonel Brooks' Tavern restaurant and its parking lot are located on the site along with free-standing residential buildings. There are six rowhouses in clusters of three fronting on 10<sup>th</sup> Street to the south of the site. The Colonel Brooks' Mansion is located directly north of the site along Monroe Street.

The proposed PUD would replace the six existing buildings on the site with a six-story mixed-use development consisting of ground floor retail and six floors of residential units. The retail space will have a gross floor area of approximately 12,720 square feet along Monroe Street, NE. The apartment building will have a gross floor area of approximately 198,480 square feet and contain 205 to 220 residential units. The project will also include below-grade parking, with 137 residential parking spaces and 13 retail parking spaces. The project has been designed in a manner to respect the character of the surrounding community and the building has been setback approximately fifteen feet from all property lines with an additional setback provided for the portions of the building that are more than 50 feet in height. As part of the project, the applicant (901 Monroe Street, LLC) will remove the utility poles and relocate the existing overhead utility lines underground for the span of Monroe Street between 9<sup>th</sup> and 10<sup>th</sup> Streets. The elimination of the utility poles and overhead lines will improve the streetscape and views along Monroe Street.

The proposed map amendment from R-2 and C-1 to C-2-B would allow for greater height and higher density on the project site. The proposed development would result in a 3.31 FAR which is less than the matter of right limits for the C-2-B zone.

The proposed height of 61 feet is below the maximum height of 80 feet allowed by the Height of Buildings Act of 1910 (Height Act), as amended, for a building fronting on Monroe Street, NE, a 60-foot right-of-way. The design of the HVAC system has not been finalized and therefore two alternatives for roof structures are being considered. While the penthouses are not setback from the building edge at a one to one ratio in either alternative, the penthouses are below the allowable height under the Height Act. If individual HVAC units are placed within each residential unit, there would be a 12 foot tall elevator

penthouse and a 12 foot tall stair enclosure. If the condensers for all HVAC units are placed on the roof, there would be a single 18 foot 6 inch tall enclosure. There are no federal properties within the vicinity impacted by the development.

The proposed project addresses policies in the District Elements of the Comprehensive Plan related to transit oriented development, commercial revitalization, and neighborhood conservation. The District of Columbia Office of Planning (DCOP) supports the proposed consolidated PUD and related map amendment. DCOP noted in its setdown report, dated January 9, 2012, that the rezoning is not inconsistent with the 2006 District Elements of the Comprehensive Plan. The local Advisory Neighborhood Commission (ANC 5A) has also taken action to support the project.

The proposed Consolidated PUD and related map amendment allowing Lots 3, 4, 11, 22 and 820 in Square 3829 to be developed under the C-2-B zoning district would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the that the proposed Consolidated Planned Unit Development and related map amendment from R-2 and C-1 to C-2-B at Square 3829 Lots 3, 4, 11, 22 and 820 is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.



Marcel Acosta  
Executive Director

3/29/12

[Date]